

A Joint Workshop with the City Commission and Planning & Zoning Board of the City of Apalachicola was held on Monday, March 31, 2008 at 6:00 at the Apalachicola Community Center, #1 Bay Avenue.

Present City Commission: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Val Webb, Commissioner Frank Cook

Present Planning & Zoning Board: Sally Williamson, Mark Browne, Tom Daly, Bruce Hall, David Walker, Leon Bloodworth, Curt Blair

City Staff: City Administrator Betty Webb, City Clerk Lee Mathes, Grants Manager Cindi Giametta, Building Official Gene Osburn

Visitors: Will Kendrick, Kathy Jansen, Rebecca Jetton, Geoffrey Hewell, Jessie Hall, Dieter Ambos, Cindy Clark, Sybil Kemper

Workshop opened by Mayor Johnson.

Mayor Johnson stated that a joint workshop was called by Planning & Zoning Chairman Leon Bloodworth to discuss several upcoming issues.

#### **Rebecca Jetton – DCA**

Will Kendrick gave update on technical assistance that is available for Visioning Project, Land Development Code and Comprehensive Plan changes. DCA has chosen Rebecca Jetton to work with the City on the visioning and planning initiatives. Mr. Kendrick stated that Ms. Jetton would be a great asset to the City to have her assist the City on these projects.

Rebecca Jetton stated it is an honor to work with the City. Ms. Jetton stated she would like for Apalachicola to remain a vibrant community, and will work with the City through land development regulations and comprehensive plan changes to make sure visioning is realized.

Leon Bloodworth stated that Will Kendrick and Rebecca Jetton have helped the City a lot. Mr. Bloodworth stated that Ms. Jetton is going to help the City preserve the seafood industry and also grow in the tourist industry without disrupting the integrity of the City.

#### **George Kirvin Floyd – Maritime Museum Project**

Mr. Bloodworth stated that Mr. Floyd would like to build a three story maritime museum at old Buddy Ward Scallop Plant location. Mr. Bloodworth reviewed the use of the museum and what each floor would be used for. Stormwater, lot coverage, parking and building heights are concerns for this project. Building height can be approved with a special exception.

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Mayor Johnson asked if Mr. Floyd has applied for a special exception for the building height.

Mr. Bloodworth stated as of this date, he has not. Mr. Floyd's intent is to ultimately have a joint agreement with the City, and turn the building over to the City.

Ms. Webb stated she and Mayor Johnson have met with Mr. Floyd. This is a seven year to complete this project. He has set up a nonprofit organization for the museum, and after the building is complete he wants to make this a public facility.

Mr. Bloodworth stated the City needs a developer's contract so Mr. Floyd can't back out of agreement.

Ms. Webb stated that Mr. Floyd needs to know if this is something he can pursue.

Mayor Johnson stated the City needs this museum, but the height issue is a main concern.

Ms. Webb stated Mr. Floyd will have to go through the special exception process. Additional height is for the elevator.

Mr. Bloodworth stated Mr. Floyd wants to make sure the City Commission, Planning & Zoning, and Board of Adjustment all feels good about this project before he pursues further.

Mark Browne stated he wants to see the museum happen, but does have concerns about height requirement, lot coverage, and parking.

Commissioner Cook stated that rules should not be bent for the City that the City would not do for any other citizen.

Mr. Browne stated he would like to see the roof be a real green roof, not just an area for cocktails or sightseeing.

Stormwater treatment discussed.

Dieter Ambos stated there are a lot of places that don't have elevator access of 10' on roof. This is a great project, but worries about giving special exception to height limit.

Bruce Hall stated the potential site for the museum may not be the best location.

Tom Daly stated this is a unique opportunity. This is a not for profit organization facility, not a commercial development. This can be a contribution to the City of Apalachicola that will energize the waterfront and bring tourists to town.

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David Walker stated if everyone feels this is in the best interest of the City, then everyone needs to find a way to make it happen.

Curt Blair stated there is a process that must be followed for the height special exception. Mr. Floyd needs to enter into an agreement with the City stating the facility will be turned over to the City upon completion.

Mayor Johnson stated the only concern he has about this project is the height.

Commissioner Webb stated this museum can be a great asset to the community, but is also concerned about the height.

Commissioner Cook stated he has no problem with the height, but he has a problem with being consistent with the height. If the City allows Mr. Floyd to have extra height, then the City will be obligated to allow others extra height. This is a great project that will be a tremendous asset to the City, but the height requirements need to remain consistent.

Commissioner Elliott stated as long as it will be beneficial to the people and will bring more people to the community, he has not problem with the height.

Discussion held concerning zoning, ownership agreement, and parking mitigation.

Mr. Blair recommends that Mr. Floyd bring his conceptual plan before Planning & Zoning and move from there. Decisions can't be made without a set of plans to follow.

Ms. Webb stated she will let Mr. Floyd know that conceptual plan will be discussed at next Planning & Zoning meeting, and there may be some opposition regarding the request for additional height.

Mr. Bloodworth asked if the City is willing to walk away from this project if Mr. Floyd is not willing to do what is required.

Mayor Johnson stated the City has certain procedures that must be followed.

Commissioner Cook stated the roof may need to be reworked a little to bring it within the height limit, but feels this can be resolved.

Mr. Browne stated he does not think Mr. Floyd will abandon this project over the height issue.

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#### **Historic Waterfront Structures Restoration Incentive**

Leon Bloodworth stated the George Mahr has purchased the Riverside Ice Plant property. Mr. Mahr is restoring the building and wants to put residential units on the 3<sup>rd</sup> floor. Mr. Bloodworth stated that if the City starts allowing special exceptions for everyone, then the waterfront will turn into a residential district, and that is not the intent of the City. There needs to be some type of incentive for people to restore historic buildings on the waterfront without compromising the intent.

Mayor Johnson stated he has heard that Mr. Mahr wants to put commercial units on the bottom and residential units on the top.

Tom Daly stated that Mr. Mahr can't tear down the building.

Dieter Ambos stated that Mr. Mahr wants to restore the building back to its original state, both building and docks. Mr. Ambos asked why residential units are not allowed on the waterfront.

Ms. Webb stated that waterfront zoning does not allow for residential units above commercial units.

Mr. Bloodworth stated there are only three buildings on the waterfront that are listed on the historic register.

Mayor Johnson asked about the buildings that are not on the waterfront.

Mr. Bloodworth stated that special exception will open the door. Mr. Bloodworth stated it might be feasible to have different criteria for historic buildings on the waterfront and historic buildings that are not on the waterfront.

Rebecca Jetton stated the City could set different criteria if they choose.

Mr. Bloodworth stated that correcting problems with the comprehensive plan and land use code will probably correct some of these problems.

Commissioner Cook stated there is still the issue of someone wanting to put residential on the top of commercial on the waterfront.

Ms. Jetton stated she will do some research, and come back with some options and recommendations.

Mayor Johnson stated that Ms. Jetton can be a great asset, and we need to maximize her talents.

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Ms. Webb outlined meeting she had with Ms. Jetton this afternoon. Ms. Webb stated she will work with Ms. Jetton on CRA issue.

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Van W. Johnson, Sr., Mayor

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Lee H. Mathes, City Clerk

Workshop adjourned.

